



HUNTERS[®]
HERE TO GET *you* THERE

12 Cossington Road, Knowle, Bristol, BS4 1DP

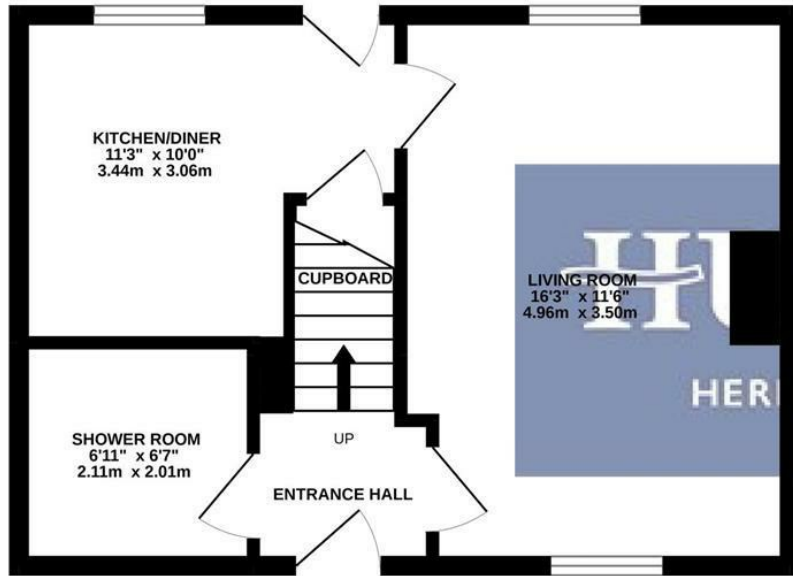
12 Cossington Road, Knowle, Bristol, BS4 1DP

Guide Price £240,000

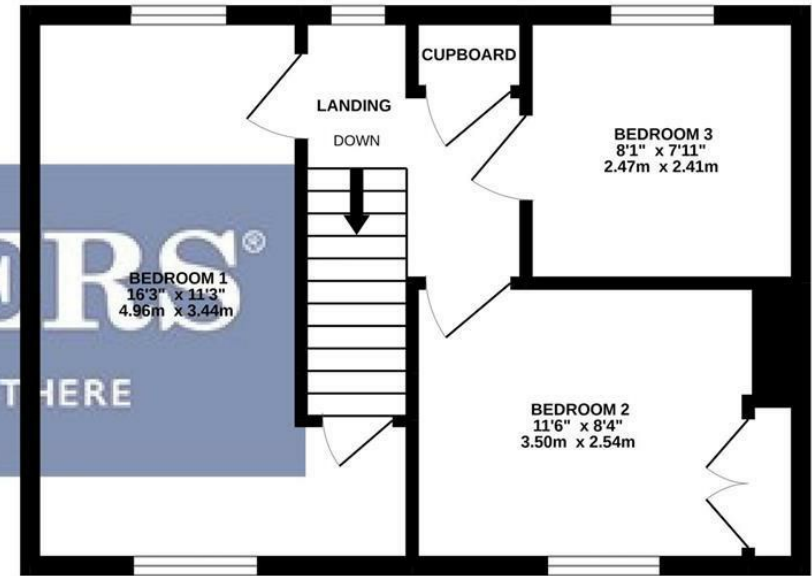
Hunters BS4 are pleased to present to the open market with no onward chain. This three bedroom, terraced home on the ever popular Cossington Road.

Hunters Knowle (Bristol) 308 Wells Road, Knowle, Bristol BS4 2QG | 0117 972 3948
knowle.bristol@hunters.com | www.hunters.com

GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 729 sq.ft. (67.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR

ENTRANCE HALL

PVCu door to entrance, carpet flooring, stairs rising to first floor

LIVING ROOM

Dual aspect large living room, carpet flooring, gas fireplace, 2x windows, TV point, radiator

KITCHEN DINING ROOM

Laminate flooring, radiator, window to rear aspect, door leading to rear garden, units with roll worktops over, stainless steel sink with drainer and mixer tap, gas cooker, space and plumbing for washing machine, under stairs cupboard

SHOWER ROOM

Wet room, window to front aspect, low level toilet, wash hand basin, radiator

FIRST FLOOR

LANDING

Stairs rising from ground floor, carpet flooring, cupboard housing boiler, window to rear aspect

BEDROOM ONE

Dual aspect, windows to front and rear, chimney breast, radiator

BEDROOM TWO

Window to front aspect, built in wardrobes, radiator, carpet flooring

BEDROOM THREE

Window to rear aspect, radiator, carpet flooring

GARDEN

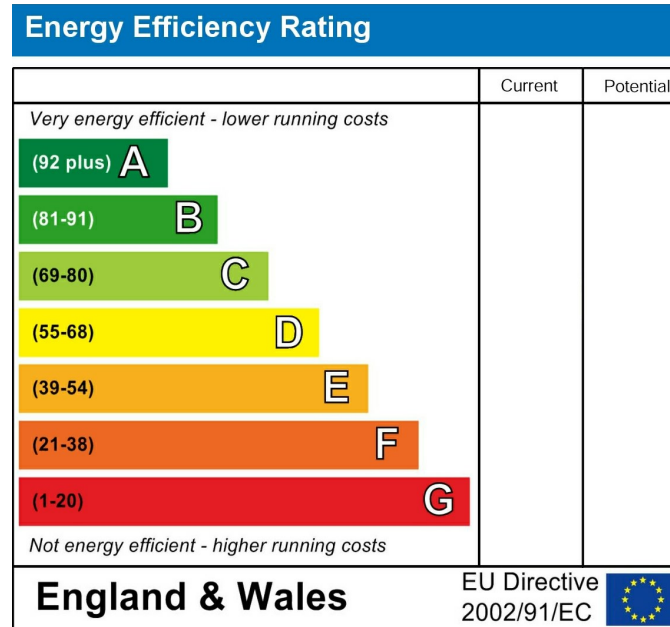
Front - Off street parking via dropped kerb, stone shingle, hard standing

Rear - Laid mainly to lawn, fencing and part brick enclosed

EPC

C

- <https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2140-3016-2205-8302-5204>



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







